

54 Brockhill Way

Penarth, Vale of Glamorgan, CF64 5QD



A partly renovated and much improved three bedroom detached house, located in a quiet part of this popular modern development close to the Cliff Walk and Cosmeston Lakes while being in catchment for Evenlode and Stanwell schools. The property offers stylish accommodation ideal for young families as well as being perfect for older downsizers. It comprises the hall, two reception rooms, kitchen and WC on the ground floor along with three double bedrooms and two bathrooms above. The property has good parking to the front, a garage, garden office and the rear garden is very private, secure and low maintenance. Viewing is advised. This is an energy efficient property with a 2.97kW Solar PV System and a high EPC rating of B.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£485,000

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Accommodation

Ground Floor

Entrance Hall

Wooden front door and a uPVC double glazed window to the front. Tiled floor. Dado rails. Power point. Doors to the living room, dining room and WC. Stairs to the first floor.

Living Room 11' 1" x 18' 2" (3.37m x 5.53m)

A spacious living room with uPVC double glazed window to the front and sliding doors to the rear into the garden. Wooden shutters to the front. Fitted carpet. Fireplace with wooden surround, marble hearth and an electric fire. Coved ceiling. Power points and TV point. Central heating radiator. Door into the kitchen.

Dining Room 10' 3" x 9' 2" (3.13m x 2.79m)

The second reception room, once again with uPVC double glazed window to the front with fitted shutters. Wood effect tiled floor that flows through into the kitchen. Under stair cupboard. Central heating radiator. Power points and TV point. Coved ceiling.

Kitchen 13' 5" x 8' 7" (4.1m x 2.61m)

Tiled flooring continued from the dining room. Fitted kitchen comprising wall units and base units with laminate work surfaces and shaker style cabinet doors. Integrated appliances including an electric oven, four zone electric hob, extractor hood, dishwasher and washing machine. Space for a fridge freezer. Single bowl composite sink with drainer. uPVC double glazed window and door to the rear into the garden. Part tiled walls. Power points. Recessed lighting.

WC 2' 9" x 5' 9" (0.85m x 1.75m)

WC and sink. uPVC double glazed window to the front.

First Floor

Landing

Fitted carpet to the stairs and landing. Built-in cupboard with gas combination boiler. uPVC double glazed window to the rear. Doors to all three bedrooms and the bathroom. Power points. Hatch to the loft space.

Bedroom 1 13' 5" max x 11' 9" (4.1m max x 3.57m)

A master double bedroom with en-suite shower room. uPVC double glazed window to the front with fitted shutters. Fitted carpet. Power points. Two wall mounted lights. High level cupboard over the stairs. Central heating radiator.

En-Suite 6' 0" x 5' 9" (1.82m x 1.74m)

Tiled floor and part tiled walls. Suite comprising a walk-in shower with mixer shower, a WC and a sink. uPVC double glazed window to the front. Recessed lights. Large fitted mirror.

Bedroom 2 11' 3" x 11' 9" into doorway (3.42m x 3.58m into doorway)

Double bedroom with uPVC double glazed window to the front. Fitted carpet. Central heating radiator. Power points. Fitted shutters to the window. High level cupboard over the stairs.

Bedroom 3 11' 1" max x 9' 1" (3.37m max x 2.78m)

A third double bedroom, this time with uPVC double glazed window to the rear, with fitted shutters and a view over the garden. Fitted carpet. Central heating radiator. Power points.

Bathroom 7' 1" x 5' 11" (2.17m x 1.8m)

A fully tiled bathroom with a suite comprising of a panelled bath with mixer shower and glass screen and a vanity with sink, WC and storage. Fitted mirror with lights. uPVC double glazed window to the rear. Recessed lights.

Outside

Front and Side

Off road parking to the front laid to tarmac and block paving. There is gated access to a newly created side garden area that leads to the garage and which could be open back up into the driveway once again.

Rear Garden

An enclosed and private rear garden with his boundary wall, laid mostly to artificial grass and with an area of hardstanding and paving. Useful storage space to the side with gated access to the front. Outside tap and lights.

Home Office 12' 10" max x 10' 7" max (3.9m max x 3.22m max)

Located at the back of the garden, this is a versatile space, ideal as a home office. Insulated and with electric power sockets and recessed lights. Accessed through a uPVC double glazed door from the garden.

Garage 8' 3" x 15' 11" (2.51m x 4.85m)

A single garage with up and over door to the front. Electric light and power points. Loft style storage.

Additional Information

Tenure

The property is freehold (WA582090).

Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £3068.02 for 2025/26.

Approximate Gross Internal Area

957 sq ft / 88.9 sq m.

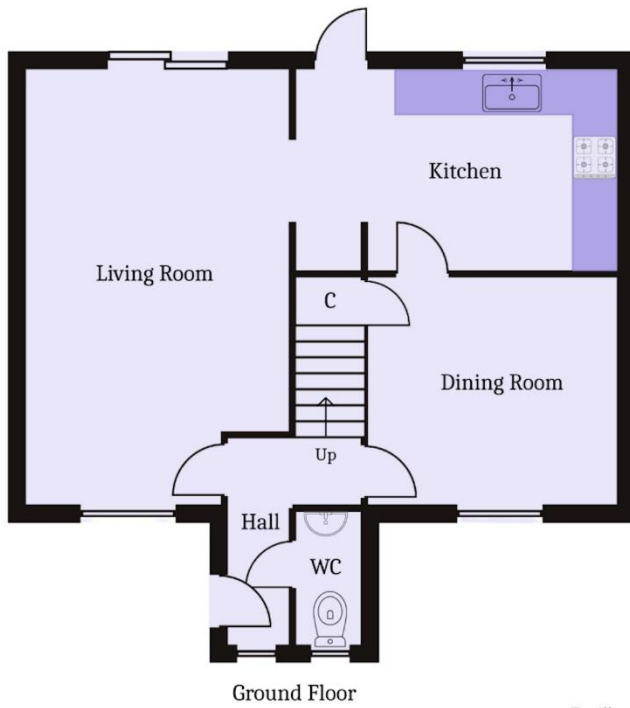
Utilities

The property is connected to mains gas, electricity, water and sewerage services and has gas central heating. The property also has 2.97kW Solar PV System in place, with feed-in tariff to June 2033.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



For illustrative purposes
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